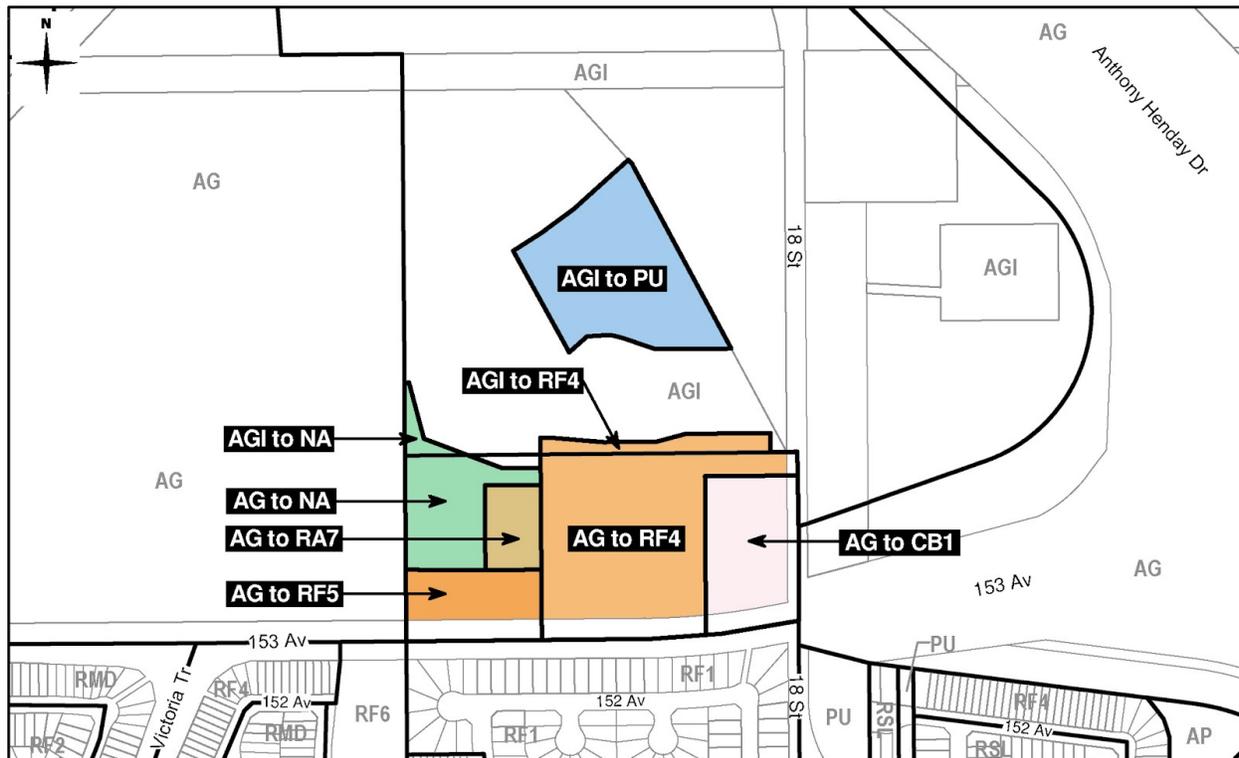




ADMINISTRATION REPORT REZONING GORMAN

1830 - 153 AVENUE NW

To allow for the development of commercial uses, the protection of a tree stand, a stormwater management facility, apartment housing, semi-detached housing and row housing.



RECOMMENDATION: That Charter Bylaw 19629 to amend the Zoning Bylaw from (AG) Agricultural zone and (AGI) Industrial Reserve Zone to (CB1) Low Intensity Business Zone, (NA) Natural Areas Protection Zone, (PU) Public Utility Zone, (RA7) Low Rise Apartment Zone, (RF4) Semi-detached Residential Zone, and (RF5) Rowhousing Zone be APPROVED.

Administration is in **SUPPORT** of this application because the proposal:

- is compatible with surrounding planned land uses;
- facilitates residential and commercial development, and preservation of a Natural Area; and
- conforms to the Gorman neighbourhood and aligns with The City Plan.

THE APPLICATION

CHARTER BYLAW 19629 to amend the Zoning Bylaw to (CB1) Low Intensity Business Zone, (NA) Natural Areas Protection Zone, (PU) Public Utility Zone, (RA7) Low Rise Apartment Zone, (RF4) Semi-detached Residential Zone, and (RF5) Rowhousing Zone.

REPORT SUMMARY

This land development application was submitted by Scheffer Andrew Limited on November 9, 2020, on behalf of the landowner St. Paul Junction Joint Venture Inc. This application proposes a rezoning from (AG) Agricultural Zone and (AGI) Industrial Reserve Zone to CB1, NA, PU, RA7, RF4 and RF5 which allows for the development of commercial uses, the protection of a tree stand, a stormwater management facility, apartment housing, semi-detached housing and row housing.

This proposal is in alignment with The City Plan (Municipal Development Plan) by:

- facilitating the Northeast District to accommodate future growth to a population of 1.25 million within Edmonton's existing boundaries and
- contributing to environmental stewardship and sustainability through the preservation of a natural area.

SITE AND SURROUNDING AREA

The proposed rezoning is located in the southeast corner of the Gorman neighborhood, west of the Anthony Henday / 153 Avenue interchange.



AERIAL VIEW OF APPLICATION AREA

	EXISTING ZONING	CURRENT USE
SUBJECT SITE	(AGI) Industrial Reserve Zone	Undeveloped
CONTEXT		
North	(AGI) Industrial Reserve Zone	Undeveloped
East	(AGI) Industrial Reserve Zone	Undeveloped east of 18 Street NW
South	(RF1) Single Detached Residential Zone	Single detached housing south of 153 Avenue NW in the Fraser neighbourhood,
West	(AG) Agricultural Zone	Undeveloped

PLANNING ANALYSIS

The proposed rezoning conforms with the Gorman Neighbourhood Structure Plan which identifies the area for a Stormwater Management Facility, a Natural Area, Low and Medium Density Residential and Commercial land uses. The proposed zoning is compatible with surrounding existing and planned land uses.

City Plan Alignment

The Gorman neighbourhood is located along the northeast boundary of the Northeast District of the City Plan. The proposed rezoning will facilitate the development of residential uses within a redeveloping area (as defined in the City Plan) providing housing for the City's first anticipated population growth from 1-1.25 million people, will facilitate the development of employment opportunities in the Gorman neighborhood and allow for the Northeast District to attract entrepreneurs and investors to support and grow a thriving, diverse and resilient economy, and will support environmental stewardship and sustainability through the preservation of a natural area.

TECHNICAL REVIEW

Transportation advised that the owner will be required to dedicate road right-of-way to an approved Concept Plan for Victoria Trail to accommodate a four-lane divided arterial; dedicate road right-of-way to an approved Concept Plan for the future LRT; and signalize the intersection of 153 Avenue NW and 18 Street NW with the first stage of development.

Drainage advised that permanent sanitary servicing for the site requires construction of an offsite sanitary sewer trunk along 153 Avenue connecting to the Clareview Sanitary Trunk within the Transportation and Utility Corridor (TUC).

EPCOR Water advised that they support the development and that it must meet the standard of water supply under the City of Edmonton Design and Construction Standards, and be in accordance with an approved Hydraulic Network Analysis. They further advise that extensive offsite watermain construction is required to provide water supply to the development.

All comments from other affected City Departments and utility agencies have been addressed.

PUBLIC ENGAGEMENT

ADVANCE NOTICE December 4, 2020	<ul style="list-style-type: none">• Number of recipients: 38• One email was received asking about the proposed development, no concerns were indicated.
WEBPAGE	https://www.edmonton.ca/residential_neighbourhoods/neighbourhoods/gorman-planning-applications.aspx

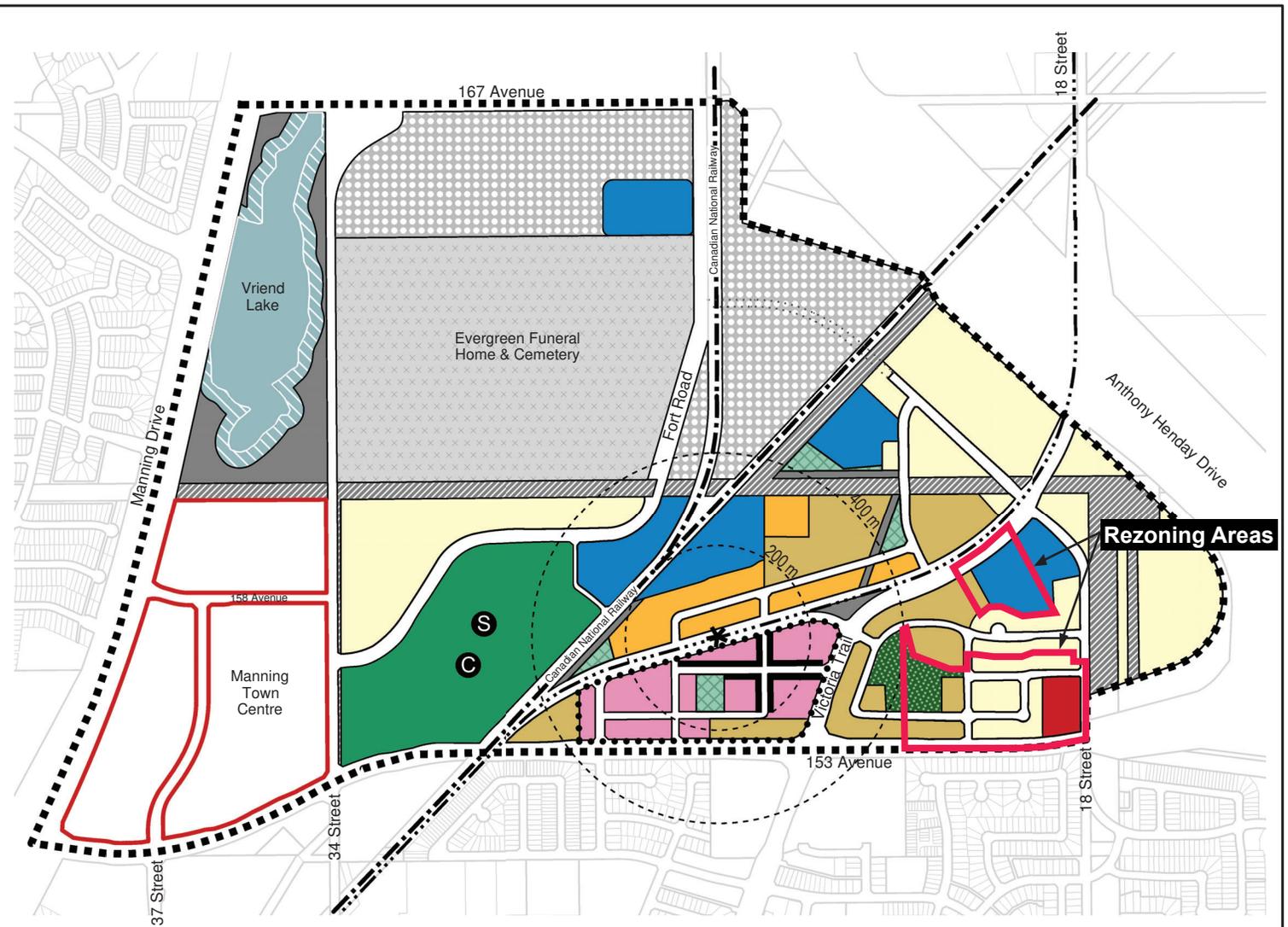
CONCLUSION

Administration recommends that City Council **APPROVE** this application.

APPENDICES

- 1 Context Plan Map

2 Application Summary



**CHARTER BYLAW 19338
GORMAN
Neighbourhood Structure Plan (NSP)**



	Low Density Residential		Pocket Park (MR)		Active at-grade Uses
	Medium Density Residential		Pocket Park - Natural Area (MR)		Proposed High School
	High Density Residential		Institutional (Existing Cemetery)		Community League
	Neighbourhood Commercial		Stormwater Management Facility		LRT Station
	Existing Major Commercial		Crown Claimed Wetland		LRT line
	Business Industrial		Natural Area (ER)		Rail line
	Mixed Use		Public Utility		Town Centre Boundary
	Gorman/Clareview Extension School Park Site (MR)		Powerline/Pipeline Corridor		NSP Boundary

Note: Location of local and collector roads and configuration of stormwater management facilities are subject to minor revisions during subdivision and rezoning of the neighbourhood and may not be developed exactly as illustrated.

APPLICATION SUMMARY

INFORMATION

Application Type:	Rezoning
Charter Bylaw:	19629
Location:	North of 153 Avenue NW and west of 18 Street NW
Address:	1803 - 153 Avenue NW
Legal Description:	Portions of SE-31-53-23-4
Site Area:	9.42 ha of 16.6 ha titled parcel
Neighbourhood:	Gorman
Notified Community Organizations:	Fraser Community League Horse Hill Community League (1985) Association Clareview and District Area Council Area Council
Applicant:	Scheffer Andrew Ltd.

PLANNING FRAMEWORK

Current Zones:	(AG) Agricultural Zone and (AGI) Industrial Reserve Zone
Proposed Zones:	(CB1) Low Intensity Business Zone, (NA) Natural Areas Protection Zone, (PU) Public Utility Zone, (RA7) Low Rise Apartment Zone, (RF4) Semi-detached Residential Zone, and (RF5) Rowhousing Zone.
Plans in Effect:	Gorman Neighbourhood Structure Plan
Historic Status:	n/a

Written By:	Cyndie Prpich
Approved By:	Tim Ford
Branch:	Development Services
Section:	Planning Coordination